114.0	0004	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	905,000 / 905,000
					USE VALUE:	905,000 / 905,000
					ASSESSED:	905,000 / 905,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
253		PHEASANT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HOSAGRAHARA VINAYAK &
Owner 2:	SANKALIA PRIYA
Owner 3:	
Street 1:	253 PHEASANT AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GIRARD MARY B -
Owner 2:	-
Street 1:	253 PHEASANT AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .179 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Wood Shingle Exterior and 2519 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7808.000	447,000		458,000	905,000
Total Card	0.179	447,000		458,000	905,000
Total Parcel	0.179	447,000		458,000	905,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 359.24 | /Parcel: 359.24

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	73048
GIS Ref	
GIS Ref	
Insp Date	09/06/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 114.0-0004-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	447,000	0	7,808.	458,000	905,000		Year end	12/23/2021
2021	101	FV	433,600	0	7,808.	458,000	891,600		Year End Roll	12/10/2020
2020	101	FV	433,600	0	7,808.	458,000	891,600	891,600	Year End Roll	12/18/2019
2019	101	FV	320,200	0	7,808.	464,500	784,700	784,700	Year End Roll	1/3/2019
2018	101	FV	334,300	0	7,808.	346,700	681,000	681,000	Year End Roll	12/20/2017
2017	101	FV	334,300	0	7,808.	314,000	648,300	648,300	Year End Roll	1/3/2017
2016	101	FV	334,300	0	7,808.	301,000	635,300	635,300	Year End	1/4/2016
2015	101	FV	287,600	0	7,808.	255,200	542,800	542,800	Year End Roll	12/11/2014

!8859!

PRINT

Date	Time
12/30/21	08:03:20

LAST REV

Date	Time
06/29/21	11:06:16
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8859

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GIRARD MARY B,	65519-251		6/11/2015		772,000	No	No		
GIRARD GREGORY	57417-21		9/8/2011	Estate/Div	1	No	No		
	18064-21		4/1/1987		1	No	No		A

USER DEFINED

Prior Id # 1:	73048
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/4/2021	220	Alterati	4,500	C				
10/23/2018	1573	Redo Kit	14,080	C				
7/10/2012	863	Manual	1,700					REPL 64 FEET OF FR
7/9/1998	450	Addition	66,000					9X24,6X10 ADDITION
11/12/1997	686		21,000					REMODEL 3RD FLOOR
2/3/1995	38		3,500					REMODEL BASEMENT

ACTIVITY INFORMATION

Date	Result	By	Name
9/6/2018	Inspected	CC	Chris C
8/8/2018	MEAS&NOTICE	CC	Chris C
1/17/2009	Meas/Inspect	197	PATRIOT
3/17/2000	Inspected	263	PATRIOT
2/15/2000	Measured	263	PATRIOT
6/28/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7808		Sq. Ft.	Site		0	70.	0.84	5									457,968						458,000	

Total AC/HA:	0.17925	Total SF/SM:	7808	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	457,968	Spl Credit		Total:	458,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.17923379
Const Adj.:	0.99989998
Adj $ / SQ:	153.285
Other Features:	103000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	501066
Depreciation:	54115
Depreciated Total:	446951

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	5	Baths:	1	HB	1

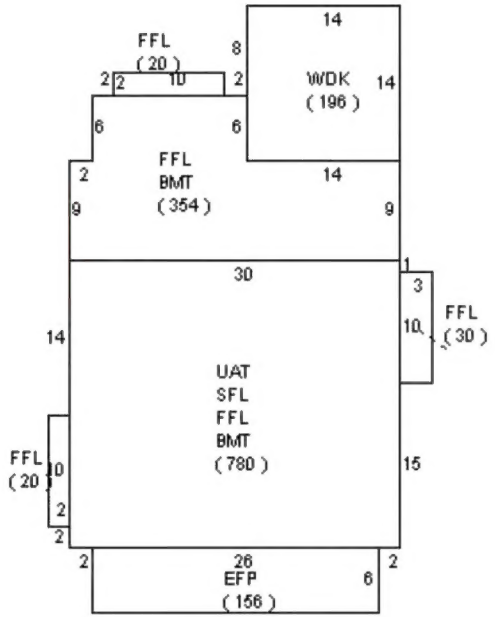
REMODELING

Exterior:	
Interior:	
Additions:	1998
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	5	
Totals			
1	10	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	153.29
Special Features:	0	Val/Su Net:	121.96
Final Total:	447000	Val/Su SzAd	225.30

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,204	153.290	184,555
BMT	Basement	1,134	56.330	63,881
SFL	Second Floor	780	153.290	119,562
WDK	Deck	196	11.100	2,176
UAT	Upper Attic	195	107.300	20,923
EFP	Enclos Porch	156	44.670	6,969

Net Sketched Area:	3,665			Total:	398,066
Size Ad	1984	Gross Area	4250	FinArea	2519

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	AFB	30	A	
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

114.0-0004-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	1970	0.00	T	39.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	